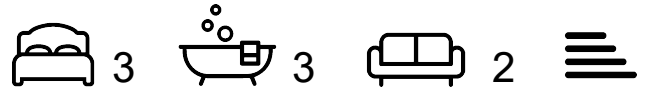




## Middlewood Hall, Doncaster Road

Darfield, Barnsley, S73 9HQ

Guide Price £490,000 to £500,000



- THREE DOUBLE BEDROOM GRADE 2 LISTED PERIOD PROPERTY
- ALARMED
- LARGE GARDEN / STUNNING VIEWS
- CLOSE TO LOCAL AMENITIES
- EPC RATING TBC
- OFF ROAD PARKING WITH DOUBLE DETACHED GARAGE
- SOME ORIGINAL FEATURES MIXED WITH MODERN FIXTURE AND FITTINGS
- PRIVATE COMMUNITY
- GCH / DG
- COUNCIL TAX BAND F



# Middlewood Hall, Doncaster Road

Darfield, Barnsley, S73 9HQ

Guide Price £490,000 to £500,000



LOOKING FOR AN OPPOTUNITY TO OWN PART OF A PERIOD PROPERTY??? WELL TAKE A LOOK AROUND THIS BEAUTIFUL THREE DOUBLE BEDROOM PERIOD PROPERTY, WHERE OLD MEETS NEW IN ALL THE BEST WAYS, BURSTING FULL OF HISTORY AND ORGINAL FEATURES, LOCATED IN A PRIVATE COMMUNITY WITHIN DARFIELD, THESE PROPERTIES RARELY COME UP FOR SALE! Boasting off road parking with double detached garage, stunning garden and views over roaming fields, original features mixed with new keeping the theme of the home with generous dimensions throughout. Close to local amenities while also being located within a private community, surrounded by reputable schools with good links to Barnsley, Rotherham, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this a great find for any buyer. Property briefly comprises of kitchen, dining room, living room, downstairs WC, three double bedrooms including a master bedroom with en-suite/wet room and family bathroom. MUST SEE PROPERTY!!

### Entrance Hall

15'04" x 5'05" (4.67m" x 1.65m")

Via a 19th century wooden door which opens into the impressive entrance hall, with staircase rising to first floor, decorative tiled floor with doors leading to the kitchen, dining room and down stairs WC with under stairs storage cupboard.

### Kitchen

14'10" x 10'01" (4.52m" x 3.07m")

Step inside the stunning kitchen, where old meets new, the stylish kitchen has been designed to fit into this period home and keep the feel of the place, having an array of wall and base units fitted in grey providing storage, contrasting wood effect work surfaces with sunken Belfast style sink and brass mixer tap, integrated electric oven, microwave, five ring gas hob and extractor fan, integrated white goods such as washing machine, dishwasher and fridge freezer, with plenty of space for a dining table if wanted, tiled floor, wall mounted radiator and double glazed Georgian style window to the front, as well as a small window looking into the dining room.

### Dining Room

21'07" x 9'06" (6.58m" x 2.90m")

The grand dining room is the perfect spot to entertain with a Georgian style double glazed window to the side elevation giving a picturesque view you could enjoy all year filling this room with natural light. There is ample space for a large dining table, one to fit the whole family, decorated in neutral tones, wall mounted radiator and door opening to the living room.

### Living Room

18'00" x 17'05" (5.49m" x 5.31m")

The vast, south facing living room is filled with natural light and really does bring the outdoors in with both double glazed rear door and large double glazed Georgian style window to the rear, this provides idyllic views over the rear garden and beyond, with coal effect gas fire providing not only a focal point but a cosy feel, beautifully presented making this feel like a generously sized period drawing room, wall mounted radiators, aerial point and to finish a hidden floor hatch giving access to the cellar.

### Cellar

18'00" x 17'05" (5.49m" x 5.31m")

Added bonus to this already spacious home is the cellar, being the full length and width of the living room this space could be used as storage space, another reception or even a hidden bar to entertain visitors having lighting and power. A beautiful feature remaining from the original manor home being a 17th century mullioned window.

### WC

5'08" x 3'04" (1.73m" x 1.02m")

Handy addition to any busy house hold this room comprises of low flush WC and pedestal wash hand basin.

### Landing

The extensive landing has access to loft hatch, with sky light , built in airing cupboard and all doors lead to bedrooms and family bathroom.

### Master Bedroom

17'05" x 18'04" (5.31m" x 5.59m")

A suite all on its own the generously sized master bedroom is framed by a large double glazed bay window giving stunning views of the garden and roaming fields beyond, ideal spot to enjoy a morning coffee, decorated in cool tones with ample room to add plenty of furniture and storage space, with original open cast iron fire place and marine marble surround giving a cosy feel, wall mounted radiator and door leading to the en-suite/wet room.

### En-suite

11'06" x 4'11" (3.51m" x 1.50m")

A place to relax, the modern en-suite is a walk in shower room, tiled and aqua panelled for easy clean, comprising of low flush WC, pedestal wash hand basin with built around vanity units for storage and shower with waterfall shower head.

### Bedroom Two

15'00" x 9'11" (4.57m" x 3.02m")

Further good sized double bedroom again with original cast iron fire place adding to the charm of this home, neutral décor, wall mounted radiator and Georgian style double glazed window to the side elevation as well as sky light, a doorway opens to the family bathroom so this also could be used as an en-suite for this room.

### Bedroom Three

17'02" x 8'08" (5.23m" x 2.64m")

Last but not least is the third bedroom, a roomy double currently as a work space or would be an ideal home office, with neutral décor, original cast iron fire place, wall mounted radiator and double glazed window to the front elevation.

### Bathroom

8'03" x 6'03" (2.51m" x 1.91m")

The family bathroom is the place to escape and unwind, comprising of three piece suite, with a large corner bath, pedestal wash hand basin and low flush WC, wall mounted radiator and sky light to finish.

### Exterior

What originally would have been classed as the front of the property, would now be seen as the rear, an open beautifully maintained garden with stunning views over nearby fields, established trees, plants and shrubs to the borders adds beauty and a patio area is the ideal spot for seating and enjoying the summer months with a BBQ.

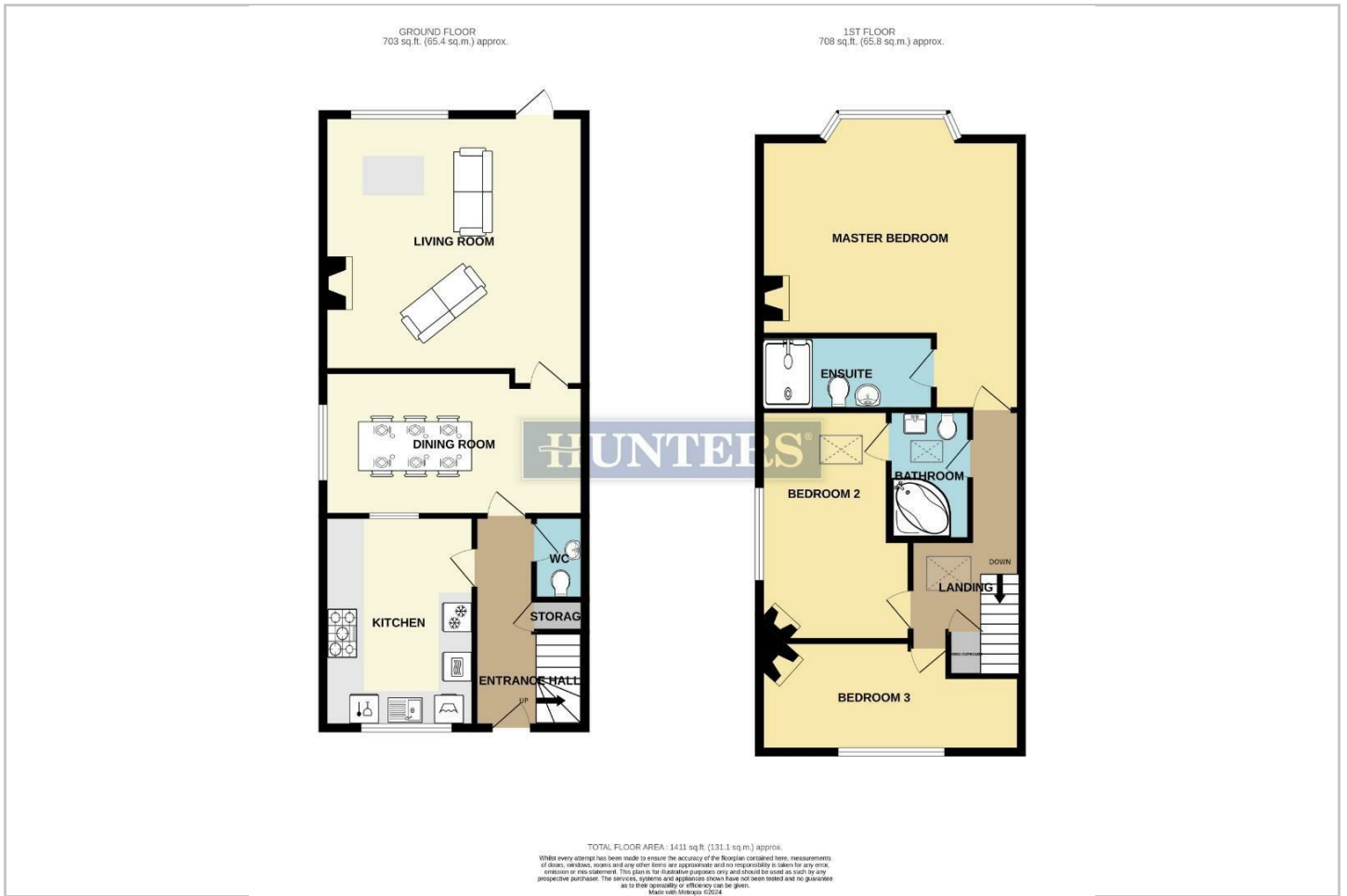
Access to the main entrance door is from a paved pathway to what is now the front of the home, a well maintained garden with an established tree again adding beauty but also privacy, a central tarmaced court yard leads in and around the complex with access to the detached double garage.

### Double Garage

Giving secure off road parking. The garage has an up and over electric door, power and lighting with storage in the roof space.



# Floorplan











## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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